



Clarel van Vuuren
082 652 8123
clarelv@threepercent.com



Sannelie Stoltz
083 330 8095

sannelie@threepercent.com



Schalk van Wyk
083 320 8084

schalk@threepercent.com

Contact Pretoria East

083 3208084

1st Floor, 59 Regency Drive, Route 21
Corporate Park, Irene, 0174

3 Bedroom Freehold For Sale in Monument Park



Web Ref RL26164



R3,200,000

3 2 2

Monthly Bond Repayment R31,948.16

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R184,520.00 **Bond Costs** R44,070.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,600

Rare Investment & Lifestyle Opportunity in Monument Park – Space, Scale & Endless Potential!

Welcome to a one-of-a-kind property on the border of Monument Park and Waterkloof Ridge, two of Pretoria's most prestigious neighborhoods. 2000+ SQM of Pure Potential!

A property like this doesn't come along often. Perfectly positioned, this exceptional home is more than just a residence – it's an investment, a lifestyle, and a rare opportunity all in one. With over 2000sqm of land, approved subdivision plans for three stands, and bulk contributions already paid, the groundwork for your future is already done. Live in it, rent it out, or develop it – the choice is yours.

The main house radiates charm and sophistication, offering three sunlit bedrooms and two bathrooms, including a spacious main suite with a beautifully appointed en-suite bathroom. The open-plan lounge, dining room, and kitchen flow seamlessly together,...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	10
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

Sizes

Floor Size	296m ²
Land Size	2,195m ²

Extras

Freestanding Garden Flat Granny Flat Outdoor Beams

